SHANE L. DETTMAN



EDUCATION

State Univ. of New York at Buffalo
M.U.P. – Urban Planning

State Univ. of New York at Buffalo
B.S. – Environmental Science

LICENSES / CERTIFICATES

Real Estate Investing and Analysis Certificate, Univ. of Pennsylvania – Wharton Online / Wall Street Prep

AFFILIATIONS

D.C. Building Industry Association
- Co-Lead, DC Agency Working Group, Office of Planning
- Co-Chair, IZ Plus / XL Working Group
- Exec. Committee Member, Comprehensive Plan Amendment Working Group

Lambda Alpha International Society, Member

PROFESSIONAL BACKGROUND

Shane has over twenty years of public and private sector experience working in urban planning, land use, and zoning. He is currently an Urban Planner at Goulston & Storrs, P.C., Washington, DC office. Prior to entering the legal industry, Shane worked at the National Capital Planning Commission (NCPC), the federal government's central planning agency in the National Capital Region. Shane is a former NCPC representative, and vice chairperson, of the District of Columbia Board of Zoning Adjustment. He is currently an adjunct professor teaching land use controls and legal foundations of planning at the Georgetown University, School of Continuing Studies, Real Estate and Urban Planning program, and has been a guest lecturer on the topics of urban policy and community development at American University.

AREAS OF EXPERTISE

Comprehensive planning | zoning and land use | environmental and historic preservation analysis and compliance | geospatial analysis

EXPERIENCE

Goulston & Storrs, P.C.
Urban Planner (Jul 2022 – Present)

Notable projects: Bridge District design reviews, Navy Yard East map and text amendment, Takoma Park Metrorail PUD, McMillan Reservoir PUD modifications, the Wharf PUD modifications

Georgetown University, Real Estate and Urban Planning Program
Adjunct Professor (Jan 2021 – Present)

Courses:
- Legal Foundations of Urban Planning
- Land Use Controls

Holland & Knight LLP
Director of Planning Services (Feb 2015 – Jun 2022)

National Capital Planning Commission (NCPC)
Director, Urban Design and Plan Review (Jun 2014 – Feb 2015)
Senior Urban Planner (May 2010 – Jun 2014)
Urban Planner (Dec 2001 – May 2010)

District of Columbia Board of Zoning Adjustment
NCPC Representative / Vice Chair (Sept 2007 – Sept 2010)

Board of Zoning Adjustment
District of Columbia
CASE NO. 21510
EXHIBIT NO. 21F

DETAILED BIO

Shane Dettman is an urban planner in Goulston & Storrs' Washington, D.C. office, and a member of the firm's D.C. Land Use, Zoning, and Historic Preservation team. Mr. Dettman has extensive experience in zoning and land use, urban design, comprehensive planning, and environmental and historic preservation planning and compliance. Mr. Dettman's professional experience and broad technical expertise has effectively guided numerous small- and large-scale client development projects from early conceptualization through entitlements and construction.

Prior to entering the legal industry, Mr. Dettman spent 13 years as an urban planner with the National Capital Planning Commission (NCPC), the federal government's central planning agency in the National Capital Region (NCR). While at the NCPC, Mr. Dettman played key roles in the update of the Comprehensive Plan for the National Capital: Federal Elements; the preparation of the Federal Capital Improvements Program; and the development of the Monumental Core Framework Plan, a long-range plan focused on the revitalization of federal office precincts surrounding the National Mall. The vision set forth in the Framework Plan has been a major catalyst in ongoing efforts to redevelop portions of Southwest Washington and enliven Pennsylvania Avenue. While a member of the NCPC's Physical Planning Division, he served as the subject matter authority on zoning and land use matters related to foreign missions in the District of Columbia.

From 2009-2015, Mr. Dettman served as senior planner, and eventually director, of the NCPC's Urban Design and Plan Review Division (UDPRD), where he was responsible for overseeing the review of several complex federal projects, including the development of installation master plans, large-scale infrastructure projects and major commemorative works. In addition to carrying out detailed planning and design analysis, his work required significant knowledge in federal and local environmental and historic preservation compliance, and frequently entailed negotiating solutions to sensitive and competing interests, public outreach and engagement, and strategic and collaborative problem solving among public and private entities, including regular engagement with local planning agencies to ensure coordination between local plans and federal facility master planning and development efforts. As director of the UDPRD, Mr. Dettman was responsible for ensuring that NCPC's planning activities were conducted in accordance with the intergovernmental coordination requirements set forth in the National Capital Planning Act of 1952, as amended, and the Intergovernmental Cooperation Act of 1968. This involved, among other things, the regular review and comment on policies, plans and programs prepared by local, state, subregional and regional agencies within the NCR.

Some of his most notable projects at NCPC include: the Martin Luther King, Jr. National Memorial; the Dwight D. Eisenhower Memorial; the Intelligence Community Campus – Bethesda, MD; the Federal Reserve Martin Building Modernization; the Department of State Headquarters Perimeter Security Project; the Armed Forces Retirement Home Master Plan, and various federal facility master plans throughout the NCR.

Mr. Dettman also represented the NCPC on the District of Columbia Board of Zoning Adjustment (BZA), an independent, quasi-judicial body empowered to grant relief from the strict application of the zoning regulations and rule upon appeals of actions taken by the zoning administrator. He served as vice chairperson during the last year of his tenure.

Prior to joining Goulston & Storrs, Mr. Dettman was the Director of Planning Services in the Washington D.C. office of a global law firm. Upon joining Goulston & Storrs in 2022, Mr. Dettman immediately assumed key roles in the firm's successful handling of matters relating to major redevelopment projects including: the Bridge District and St. Elizabeths East Campus. He has also successfully handled the necessary due diligence, Federal and District entitlements, street and alley closures, and building and public space permitting for several other notable and complex development projects in the Capitol Riverfront; downtown, including along Pennsylvania Avenue; and in upper Northwest Washington. As the firm's expert in zoning and land use, Mr. Dettman regularly provides qualified expert testimony before the BZA, the D.C. Zoning Commission, the Historic Preservation Review Board, the Mayor's Agent for Historic Preservation, and the D.C. Council.

Mr. Dettman is currently an adjunct professor teaching land use controls and legal foundations of planning at the Georgetown University, School of Continuing Studies, Master's in Urban & Regional Planning program, and has been a guest lecturer on the topics of urban policy and community development at American University.

RESUME

Jami L. Milanovich, P.E.
Principal

Ms. Milanovich has over 30 years of experience as a traffic engineer and is a registered Professional Engineer in the District of Columbia. Her work has involved a wide range of transportation projects focusing on the integration of multi-modal transportation solutions in urban contexts. Her wealth of technical expertise in both transportation planning and design results in implementable solutions focused on meeting the needs of all users. A brief summary of her project experience is provided below.

REPRESENTATIVE WASHINGTON, DC PROJECTS

INSTITUTIONAL/CIVIC USES:

- MedStar Georgetown University Hospital
- St. Joseph's on Capitol Hill
- The DC Jewish Community Center
- Museum of the Bible
- National Law Enforcement Museum
- The George Washington University Museum
- Woodbridge Library
- Milken Center for Advancing the American Dream
- 18th Street Pedestrian Zone Study (Adams Morgan)
- Downtown DC Parks Master Plan

SCHOOLS:

- Sidwell Friends School New Middle School
- Sidwell Friends School Campus Unification
- The River School
- St. Peter School
- The Field School
- Mary McCleod Bethune Day School PCS, Washington, DC
- Georgetown Visitation Preparatory School
- Maret School Ball Fields
- Georgetown Day School Campus Unification
- The British School of Washington
- School for Friends
- Sheridan School
- St. Patrick's Episcopal Day School
- St. John's College High School
- The Kennedy School

UNIVERSITIES:

- Georgetown University 2011 – 2017 Campus Plan Peer Review
- Georgetown University 2017 – 2036 Campus Plan
- Georgetown University Annual Transportation Performance Monitoring Studies
- Georgetown University GUTS Rerouting



EDUCATION

Master of Engineering; The Pennsylvania State University (2000)

Bachelor of Science – Civil Engineering (With Distinction); The Pennsylvania State University (1995)

SPECIALTIES

Comprehensive Transportation Review

Traffic Impact Studies

Parking Studies

Corridor Analyses

Multi-Modal Analysis

Curbside Management Studies

Transportation Management Plans

Loading Management Plans

PROFESSIONAL REGISTRATIONS

Registered Professional Engineer:

Washington, D.C.

Virginia

Maryland

Pennsylvania

West Virginia

New Mexico

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers

DCBIA

- Georgetown University Canal Road Assessment
- Georgetown University Henle Village Redevelopment
- Georgetown University Shaw Field and Car Barn Amendments
- Georgetown University Boathouse
- Georgetown Law Campus Bicycle Parking Study
- Georgetown Law New Academic Building
- The George Washington University 2006 – 2025 Foggy Bottom Campus Plan
- The George Washington University 2010 and 2020 Mount Vernon Campus Plans
- GW Science and Engineering Hall
- GW School of Public Health and Health Services
- The GW Museum
- GW District House Residence Hall
- GW Smith Center Renovation
- Trinity Washington University 2017 – 2027 Campus Plan
- Trinity Washington University Academic Center
- US Naval Academy Circulation and Parking Network Plan
- The Catholic University of America 2026 Transportation Monitoring Study

OFFICE:

- 2100 M Street NW
- 725 12th Street NW
- 80 M Street SW
- 1701 Rhode Island Avenue NW
- 2100 Pennsylvania Avenue NW
- 2112 Pennsylvania Avenue NW
- Laborer's International Union of North America (LiUNA)

RESIDENTIAL:

- 2401 Pennsylvania Avenue NW
- House of Ruth, Minnesota Avenue SE,
- House of Ruth, Pennsylvania Avenue SE
- 1000/1050 Thomas Jefferson Street NW
- 1371 – 1375 H Street NE
- 1207 H Street NE
- 1001 6th Street NW
- 950 Eastern Avenue NE
- 1333 M Street SE
- Park Kennedy/The Ethel

MIXED USE DEVELOPMENTS

- The Stacks, 101 V Street SW
- Capitol Crossing
- River Point
- The Avenue/2200 Pennsylvania Avenue NW
- Congress Heights
- Monroe Street Market
- Art Place at Fort Totten